## 80 Waratah Drive, Crestmead, Qld 4132



Tuesday, 2 July 2024

## 80 Waratah Drive, Crestmead, Qld 4132

Bedrooms: 3

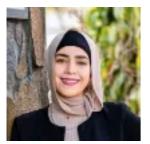
Bathrooms: 1

Parkings: 4

Area: 600 m2

Type: House

**RayWhite**.



Hajar Benhenni 0733493370

## **INVESTOR LIQUIDATES - MUST BE SOLD!**

LOCATED IN A PRIME LOCATION, CENTRAL TO MANY AMENITIES, THIS WELL-SIZED PROPERTY WILL NOT LAST LONG AND MUST BE SOLD AT AUCTION\* ON THE 17TH OF JULY, IF NOT PRIOR! Auction via In-Room and Online: 17/07/2024 from 6:00pm, if not sold priorAuction Location: Ray White Mt Gravatt Auction Room | 1450 Logan Road, Mount GravattRegistrations start from 5:30pm(Phone & Online Registrations must be completed by 3:00pm on Auction Day)With its solid brick construction and unlimited potential, 80 Waratah Drive Crestmead presents an AMAZING opportunity for first-time home buyers and investors alike! Situated on a fully fenced 600 square metre block with the potential to build a granny flat at the rear (STCA), it is a rare opportunity not to be missed! Available vacant upon sale for immediate occupancy or ready to be leased out.Rental Appraisal @ \$520 - \$550/weekProperty Highlights~• Fully fenced 600sqm block • Open plan living/dining with A/C • Tidy kitchen with plenty of space • Dedicated laundry room • Master bedroom with A/C, ceiling fan and BIR•1 modern bathroom with bath + separate toilet•3 A/C throughout the house• Garage has been transformed into a media/lounge room for additional space • Garden shed! • GRANNY FLAT POTENTIAL (STCA)Location Highlights ~• Crestmead State School Catchment • Marsden State High School Catchment • Walking distance to Chemist and local IGA• Walking distance to Crestmead PCYC Skate Park• Walking distance to local dog park 2 • 1 min drive to Crestmead Central • 5 min drive to Marsden Park Shopping CentreOWNER IS READY TO SELL AND WILL NOT HOLD BACK! Get in touch now! \* subject to reserve pricePARKING FOR OUR IN-ROOM AUCTIONS:• Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road • Central Fair Shopping Centre (entrance via Creek Road, after the bus stop) • Side streets such as Bothwell Street, Selborne Street, Gowrie Street etcFor all your home loan needs please get in touch with Christine at Loan Market!p: 0401 175 490e: christine.junidar@loanmarket.com.auw: http://www.loanmarket.com.au/christine-junidarAll information contained here is gathered from sources we consider to be reliable, however we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own research and enquiry.